



**Connells**

Popple Flats Ellis Avenue  
Old Town Stevenage



### Property Description

We are pleased to present to the market a rarely available ground floor maisonette, offering spacious living accommodation throughout & ideally located within easy reach of the Old Town high street & mainline station.

There are two generous double bedrooms, a fitted kitchen with range of units, drawers & work tops over, space for appliances & built in oven & hob. The modern 3 piece bathroom comprises low level WC, wash hand basin, panel bath with shower over & partly tiled walls. There are neat communal gardens offering a generous outside space, gas radiator heating & double glazing

IDEAL FIRST TIME BUY

**Front Door To**

**Entrance Hall**

**Utility Cupboard**

**Lounge**

13' 4" x 11' 1" ( 4.06m x 3.38m )

**Kitchen**

8' 10" x 4' 8" ( 2.69m x 1.42m )

**Bedroom One**

13' 7" x 9' 11" ( 4.14m x 3.02m )

**Bedroom Two**

13' 5" x 7' 10" ( 4.09m x 2.39m )

**3 Piece Bathroom**

**Outside**

**Communal Gardens**







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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8 Market Place  
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STV311491](http://connells.co.uk/Property/STV311491)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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